

**Amendments to the Specification:**

Please replace the paragraph beginning at page 1, line 29, with the following rewritten paragraph:

B<sup>1</sup> -- Various web-based listing services have sprung up in recent years to service the real estate needs of companies looking for space, including sales, leases, and auctions. Companies such as Loopnet (~~www.loopnet.com~~), PropertyFirst (~~www.propertyfirst.com~~), and EGPropertyLink (~~www.egpropertylink.co.uk~~) provide brokerage and listing services in an attempt to facilitate real estate transactions over the Internet. These services primarily focus on listing properties, and do little to facilitate the negotiation or consummation of real estate deals. In particular, these services do not provide process management tools to guide landlords and tenants through a structured deal. Furthermore, they do not provide a mechanism for monitoring progress of a transaction after signature of the lease (e.g., completion of works by landlord and tenant), nor do they provide any mechanism to integrate into the process an evaluation of qualitative aspects of the transaction such as cross-border difficulties and delays, and the effectiveness of local service providers such as brokers and architects.--